FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number	USGS Quad	Area(s)	Form Number
11-69A	ORLEANS	G	EAS.120

NR HD 2001

Town/City: Town of Eastham

Place: *(neighborhood or village)*:
Eastham Center

Address: 220 Locust Road

Historic Name: Chipman - Knowles House

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: 1866-70

Source: deeds, vital records, censuses, received history

Style/Form: Greek Revival/2-sty Gable Block

Architect/Builder: unknown

Exterior Material:
Foundation: brick

Wall/Trim: wood clapboard & wood shingle/wood

Roof: asphalt shingle

Outbuildings/Secondary Structures:
Garage
Fishing shed

Major Alterations *(with dates)*:
Wings added to rear & east side, late 20th c.

Condition: good

Moved: no ☒ yes ☐ **Date:**

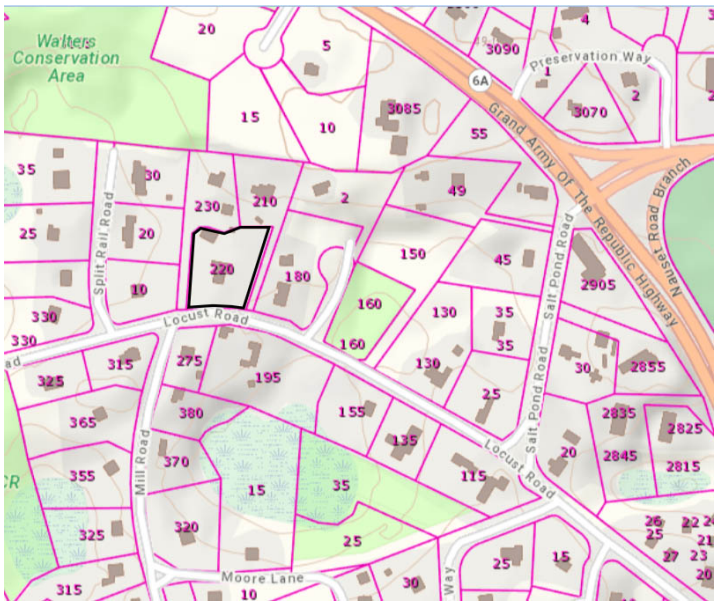
Acreage: 0.92

Setting: The house is situated in a historic community group known as the Old Town Center. The historic properties have been subdivided and now are in the midst of mid-20th-century residential development.

Photograph

View from SW.

Locus Map (north at top)



Source: Mass GIS Oliver Parcel Viewer

Recorded by: Kathryn Grover & Neil Larson
Larson Fisher Associates

Organization: Eastham Historical Commission

Date: June 2020

☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION

The Chipman – Knowles House, built ca. 1866, is a two-story wood frame single dwelling with a three-bay front-gable façade containing an entrance on the easterly side. The front is distinguished by paneled corner pilasters figuratively supporting a substantial cornice in the gable and tall friezes wrapping around from the sides in short returns. The entrance has no lights but is topped by a hood mounted on large scrolled brackets in the ornate fashion becoming popular in the 1860s. Windows on the front and sides are decorated with molded cornice. The side-passage plan is expressed on the exterior by a blank section of wall at the front of the east side wall corresponding with a staircase within the house. A chimney on this side of the house indicates the location of a room, possibly a kitchen, behind the stairs. Fenestration on the west side wall is spaced for front and back principal rooms with a chimney in the partition separating them. A bay window in the rear room, probably a dining room, is another feature of the late Greek Revival period. Upper-story windows conform to a similar plan. A story-and-a-half wing on the rear contained a kitchen; it has been enlarged with a one-story cross-gable addition on the rear and a shed dormer in the roof. More recently, a two-story cross-gable wing was added to the east side of the wing projecting forward of the east side of the house where a one-story shed-roof wing also was added.

The house is situated on a one-acre lot subdivided from a larger parcel in the 1968s. The house is sited in the center of the lot surrounded by lawns with a scattering of mature trees. The garage and fishing shed are located in the rear. Two additional house lots were later partitioned in the rear of the parcel are accessed by driveways on the east and west sides of the subject property.

HISTORICAL NARRATIVE

In May 1866, Edward Clark of Eastham sold five acres on the north side of what became Locust Road to Barnabas Higgins Chipman, a mariner and native of Wellfleet who had married Sarah Mayo Hatch, the daughter of Freeman D. and Sarah Mayo Hatch of Eastham in 1853. The land Clark sold to Chipman abutted that of his father-in-law Freeman Hatch, who in 1869 sold him an adjacent three-acre parcel.[1] By 1870 the federal census for Eastham lists B. H. Chipman's household after that of Freeman D. Hatch; he was a 40-year-old mariner with $3000 in real property—and a sizable, for the time, $17,000 in personal property—living with his wife Sarah and their children Edgar Walton, Addie F., and Arthur Carleton., born between 1861 and 1868.[2]

Barnabas Chipman was the son of Eben and Martha Chipman, and he and his wife lived in Wellfleet in 1855, Charlestown in 1860, and in Wellfleet again in 1865. He died in 1874 of consumption, and his will left his entire estate to his widow. The 1880 map attaches the name "Mrs. Chipman" to 220 Locust Road, and in that year Sarah Chipman kept a store in the house in which her son Edgar clerked. In 1886 daughter Abbie was working as a domestic when she married English immigrant John H. Smart, a telegraph operator, in Eastham. In 1891 Sarah Chipman remarried, to Eastham native and Gloucester tinsmith Israel C. Mayo, but in 1900 she was back in Eastham without this second husband (who had himself married again the same year), and she had the income of boarding cook Irving H. Lacount and his mother Lavina, a laundress. Cape newspapers indicate that she let the house to summer residents at least once.

The 1905 map for some reasons attaches the name "A. Chipman" to the 220 Locust Road house, though son Arthur did not yet own it. Sarah Mayo Chipman died in October 1906, and the property passed to her children Addie Smart and Arthur C.; what

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[1] Edward Clark to Barnabas H. Chipman, 9 May 1866, BCD 90:513; Freeman D. Hatch to B. H. Chipman, 28 September 1869, BCD 100:368. In the same year E. E. Knowles, administrator of the estate of Benjamin Atwood (195 Locust Road, EAS.119), sold Chipman four acres of land and swamp in the same neighborhood (8 October 1869, BCD 94:72).

[2] This personal property value perhaps was an error in recording as after Barnabus died his wife opened a store and his daughter went into domestic service; later she rented the house to summer tourists. The existing MHC Building Form for this property cites the house was "made from timbers cut in Maine and brought to the Cape on the schooner of A. Chipman, a sea captain." If this refers to Arthur Chipman, Barnabus H. Chipman's son, he was not born until the time the Locust Road house was built (1868). Barnabus does not appear to have a brother with a first name beginning with the letter A. This is not to say that the house could have been built with timbers coming out of Maine, a common source of building materials (and buildings).

became of son Edgar has not yet been learned. In 1908 Abbie Chipman Smart, who lived just northwest of here, sold her half-share in her parents' homestead to her brother Arthur.[3] Born in Charlestown, Arthur Chipman spent his career aboard steamships and lived in New York City when he was not at sea, where he married Wilhelmina Armstrong in 1910. His seamen's protection papers and his *Hyannis Patriot* obituary document that he shipped first to Portland for several years, then to Mexico, then the West Indies, and to southern ports in the United States. He served as a "relief captain" on vessels running through the Cape Cod Canal between Boston and New York, and later in life he was master of New York tug boats belonging to the New York, New Haven, and Hartford Railroad. In 1920 he was living in New York with his wife next door to his mother-in-law and two sisters-in-law. He died in 1927 at his sister's Eastham home, where he had gone six weeks earlier after becoming ill in New York.[4] His widow remained in New York City with her sisters.

Arthur Chipman probably rarely used the Eastham house, and in 1913 he sold it to Flora Mabel Schaffer Knowles. His deed transferred the land, the house, the wood house, and all the hen houses, but it reserved for himself the store building, which he agreed to remove within a year.[5] Born in Boston, Flora Schaffer had married Abbott Stanford Knowles of Eastham in 1904, and the couple was almost certainly renting 220 Locust in 1910. The census lists them, with their children Abbott S. Jr., Lucy F., and John A., renting a household enumerated just after that of his father, John Atkins Knowles (1853-1922), at 195 Locust Road (EAS.119). Abbott Knowles was born in Eastham in 1880 and was a piano tuner throughout his working life. The 1920 census lists them in his neighborhood with six children, Esther, Wilton, and Paul born between 1924 and 1929. In 1930 Knowles was shown with $4500 in real property in a house with his wife and four youngest children, Eleanor having been born about 1920. In 1937 the town taxed Abbott Knowles on a house valued at $1000, a barn at $100, a shop and store at $150, a poultry house at $10, an asparagus house at $80, 1.4 acres of orchard, and a three-acre homestead. By 1940 all of the children had left their parents' household, and the couple was listed alone there. According to local historians, the Knowlses operated a tearoom on the parcel "when times were hard."[6]

In 1948 Flora M. S. Knowles sold 220 Locust Street to Edmund J. and Corilla B. Dorsz of Washington, DC, who owned it for six years.[7] Born in Detroit to a Polish immigrant automotive factory machinist, Edmund John Dorsz (1906-84) was a police officer in that city before he, after three attempts, passed the foreign service examination and became a vice consul in Ottawa, Canada, in 1929. He served in consulates in Japan, Poland, Germany, Iraq, what was then the Belgian Congo, and Kenya. His wife Corilla Bevan (born 1913) was the daughter of Thomas H. Bevan, also in the United States consular corps. In 1954 the Droszes sold 220 Locust Road to Walter and Ethel C. Preater of Ho-Ho-Kus, New Jersey, who planned a subdivision of "Colonial or Cape Cod type architecture" on the parcel in 1968. Two years later they sold 220 Locust Road and its lot of slightly less than an acre to Walter and Kristin M. Murzyn of New Hartford, Connecticut. The Murzyn family owned the property in trust in 2020.[8]

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[3] Abbie F. Smart to Arthur C. Chipman, 10 August 1908, BCD 290:181.
[4] "Eastham: Capt. Arthur Carlton Chipman," *Hyannis Patriot*, 28 July 1927, 7.
[5] Arthur C. Chipman, New York NY, to Flora M. S. Knowles, 19 February 1913, BCD 323:80.
[6] See MHS building form for EAS.120 by Elizabeth Pratt, n.d.
[7] Flora M. S. Knowles to Edmund J. and Corilla B. Dorsz, Washington DC, 3 November 1948, BCD 706:436.
[8] Edmund J. and Corilla B. Dorsz, Nairobi, Kenya, to Walter and Ethel C. Preater, H0-Ho-Kus NJ, 9 February 1954, BCD 867:113; Walter E. and Ethel C. Preater, Ho-Ho-Kus NJ, to Water and Kirsten M. Murzyn, New Hartford CT, 17 April 1970, BCD 1471:343; Walter and Kirsten M. Murzyn to Walter Murzyn, trustee Walter Murzyn Living Trust, and Kirsten M Murzyn, trustee Kirsten Murzyn Living Trust, 7 December 2006, BCD 21596:228; Paul R. Murzyn, successor trustee Walter Murzyn Living Trust and Kirsten M Murzyn Living Trust, to Paul Richard Murzyn, 210 Locust Road; Micahel James Murzyn, 1920 Bridge Road; Nancy Jean Murzyn, Orleans; and Kristina Ann Exchenheimer, Newport RI, 2 October 2018, BCD 31576:295. The 220 Locust Road parcel is Lot 1 on "Subdivision of Land in Eastham, Mass. as Surveyed for Walter E. Preater," January 1968, BCD 223:17.

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MAPS

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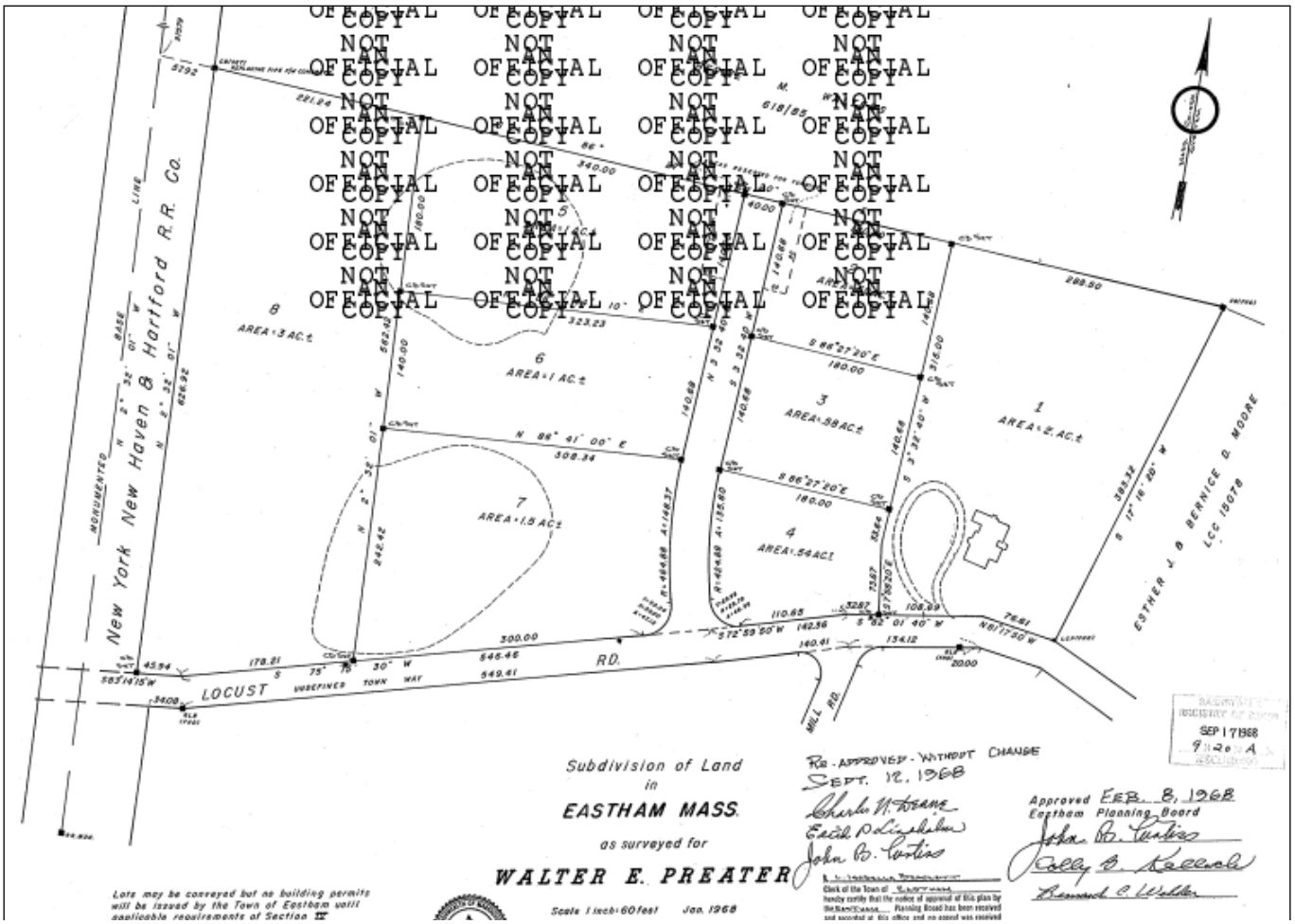
SUPPLEMENTAL IMAGES



The 1968 Preater subdivision depicted 220 Locust Road on Lot 1 (BCP 223:17). Two flag lots were later subdivided in the rear of Lot 1.

PHOTOGRAPHS

(credit Larson Fisher Associates, 2019 unless otherwise noted)

View from SE.

View from NW.

View of garage from south.

View of fishing shed from SW.